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INTRODUCTION



City Plan 2030 Goals

Goal 1

We will make appropriate infill and revitalization our highest priorities.

Goal 2

We will discourage suburban sprawl.

Goal 3

We will make traditional town form the standard.

Goal 4

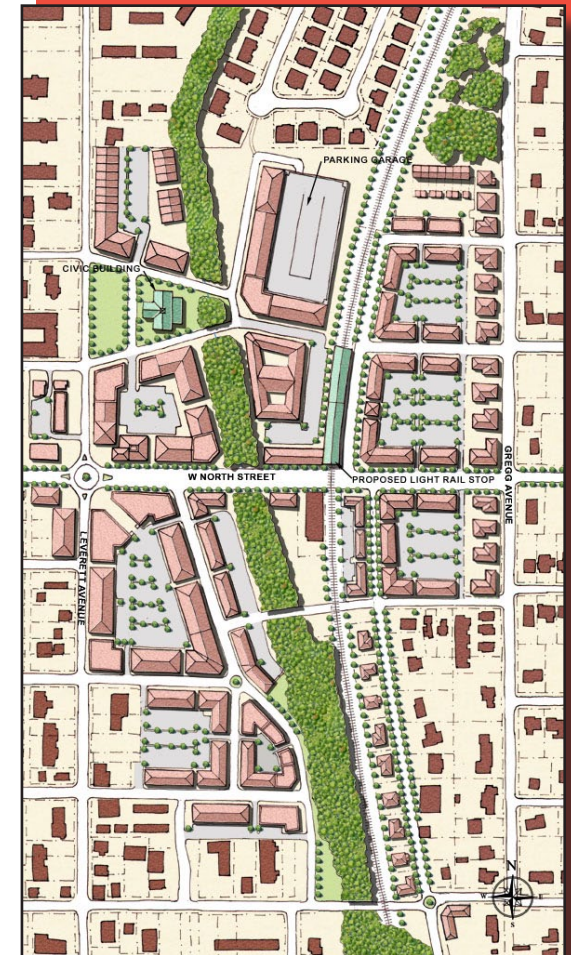
We will grow a livable transportation network.

Goal 5

We will assemble an enduring green network.

Goal 6

We will create opportunities for attainable housing.



Message from the Mayor

Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how.

-Ed McMahon, Senior Fellow with the Urban Land Institute

Fayetteville continues to be one of the most desirable places to live in America and has been recognized by national organizations for our economy, striking natural beauty, educational excellence and the quality of our urban planning. This recognition is especially remarkable in a time when nationally and locally we were faced with a recession and shrinking budgets.

The fact that Fayetteville boasts a superb built environment that also protects our natural environment is a testament to the generations of people in our community who have thoughtfully planned for the future of our community. We continue this legacy with City Plan 2030. Hundreds of stakeholders contributed to the development of the principles in City Plan 2025, and hundreds more affirmed those principles during the City Plan 2030 update.

Thank you to the members of the public, our elected officials, and Planning Commissioners for contributing your thoughts and insights to this update. City Plan 2030 takes our community planning to the next level by continuing to develop form-based zoning districts, taking concrete action steps to assemble an enduring green network and implementing context-sensitive street cross-sections that accommodate cars, pedestrians, cyclists and mass transit. I am confident that the implementation of the recommendations in this document will preserve what we treasure about Fayetteville and harness the opportunities that come with growth.

Mayor Lioneld Jordan



"What we need is an overall comprehensive plan system approach that looks at the whole thing proactively. We need a vision for what we want the City to be in 2025... My number one priority is for the Planning Division to become proactive and take that leadership role."

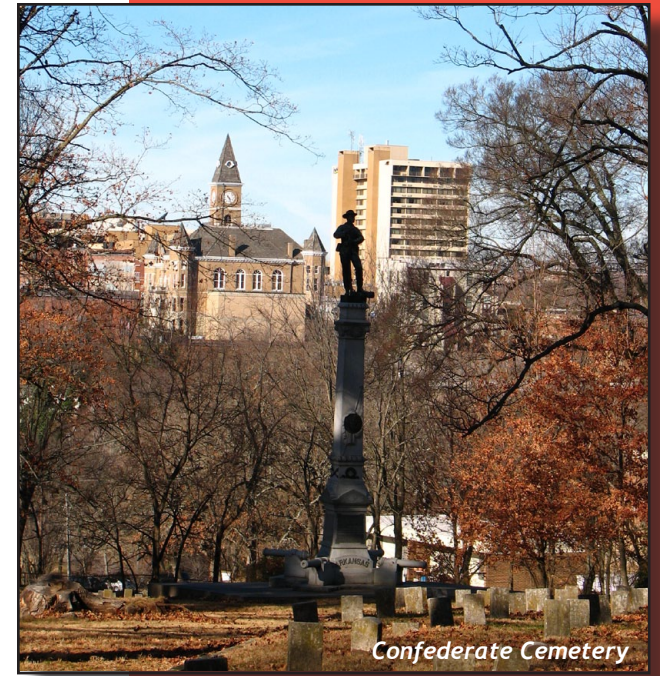
-West Side Fayetteville Resident
Focus Group, 2005

Nestled in the Ozark Hills of Northwest Arkansas, Fayetteville is a rapidly growing city of 73,580 people. Home to the University of Arkansas, Fayetteville has been cited by Partners for Livable Communities as one of the most livable cities in America due to its job growth, arts scene, vibrant downtown and over 3,129 acres of community parks and lakes.

However, Fayetteville's population has been growing at a rate of more than 2.4 percent annually, over twice as fast as the state as a whole, and is part of the sixth fastest growing MSA in the nation. This rapid growth has led to suburban sprawl in the Planning Area, environmental concerns and increased traffic congestion. City Plan 2030 is envisioned to give staff and elected and appointed officials a Comprehensive Plan that outlines criteria for effective decision-making based on a widespread public participation process.

The General Plan evolved from the efforts of the citizens, City Staff, the Planning Commission, and the City Council over the past 40 years. In 1970, the first General Plan was adopted. This plan was not updated again until 1993 when the City adopted the General Plan 2010, which was then revised in 1995 and 2001.

In the summer of 2004, the City Council held a strategic planning retreat and formulated a Strategic Plan 2004-2009. Developing a Fayetteville Vision 2020 was at the heart of this process. This Vision is what the community via their representatives wanted Fayetteville to be in 2020 as defined by value-based principles that guide policies, plans, and decisions.



Confederate Cemetery



City Plan 2025 was one of the priorities identified by the City Council. City Plan 2025 provided an analysis of current circumstances and policy frameworks in a similar format to the General Plan 2020. However, City Plan 2025 also included the results of a widespread public participation process and an economic analysis.

City Plan 2030 further refines the goals and objectives outlined in City Plan 2025 and establishes action steps that will forward the document's principles.

Public participation resulted in the creation of several maps that identify future land uses and areas targeted for greenfield development as well as infill. Arkansas Code Annotated §14-56-412 states that the Planning Commission's powers and duties include, but are not limited to, the development of a land use plan, master street plan and community facilities plan. Further, A.C.A. §14-56-413 states that a land use plan may include:

- The reservation of open spaces;
- The preservation of natural and historic features, sites and monuments;
- The existing uses to be retained without change;
- The existing uses proposed for change;
- The areas proposed for new development; and
- The areas proposed for redevelopment, rehabilitation, renewal and similar programs.

The land use maps and policies recommended in City Plan 2030 seek to balance growth within a livable, sustainable community, providing a comprehensive approach to planned and managed growth.

"I think the chances are really great that we will see higher density come. I don't think we can stand here and say, 'Okay, our plan is that we wish that wouldn't happen.' I think it would be more beneficial to say, 'That's going to happen--to some extent. How can we maintain the quality in the midst of a boom?' That's the real challenge."

-South Fayetteville Resident
Focus Group, 2005

